

FOR SALE | \$18,000,000



OWNER-USER / VALUE-ADD INVESTMENT OPPORTUNITY

82,218 SF FLEX BUILDING

NEWMARK

200 SW MICHIGAN ST | SEATTLE, WA

The Offering

Newmark is pleased to present the unique opportunity to acquire 200 SW Michigan Street, Seattle, WA (the "Property") by 'Ownership' (the "Seller"). The Property consists of 82,218 square feet on 3.57 acres. The property is situated in a last-mile location within South Seattle, one of the nation's most desirable and heavily sought-after markets, with proximity to primary roadways and easy access to downtown Seattle (8 minutes) and downtown Bellevue (18 minutes), both of the regions' major employment centers.

The 82,218 SF asset is 64% leased to month-to-month tenants allowing for a user to occupy or investor to execute a value-add plan in one of the region's most dynamic markets. The building has a functional and flexible building layout to cater to an array of tenants and also carries future development potential with the excess land area.



Address	200 SW Michigan Street		
City	Seattle		
Parcel Number	5367202506	5367202507	5367202520
Building Size	82,218 Total SF		
Occupancy	57.21% Leased		
Stories	Three (3)		
Land Area	3.57 Acres		
Zoning	MML U/85		

\$18M
Asking Price

82,218
Total Square Feet

270+
Parking Stalls

57.21%
Occupied

3.57
Acres

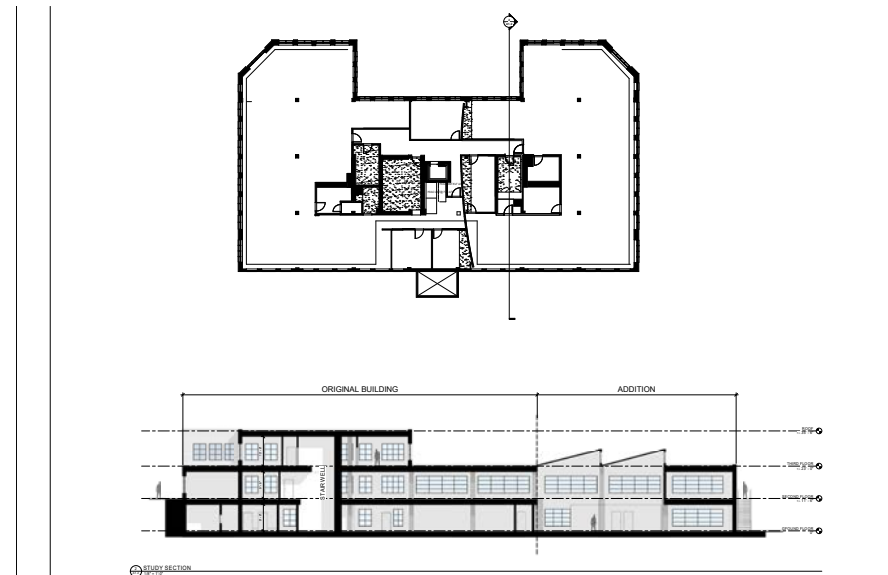
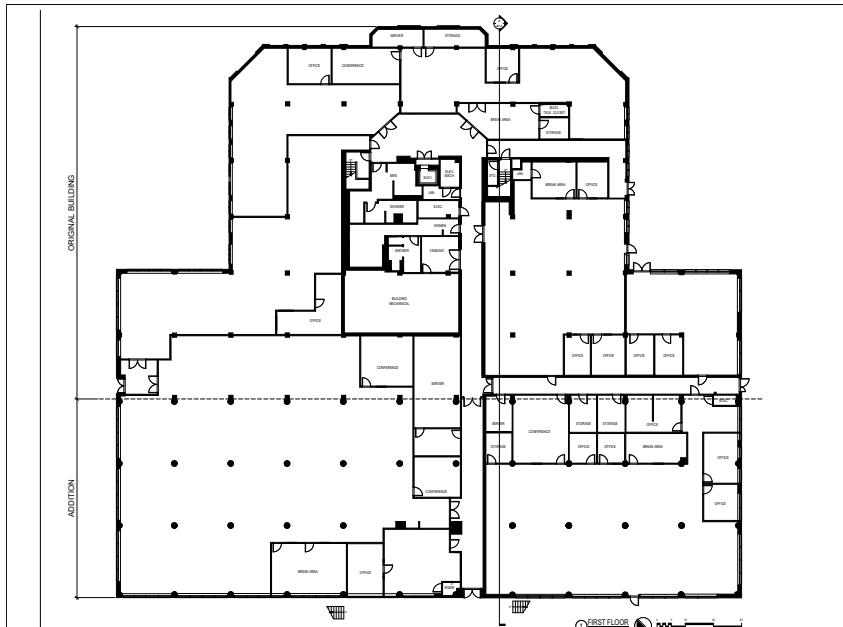
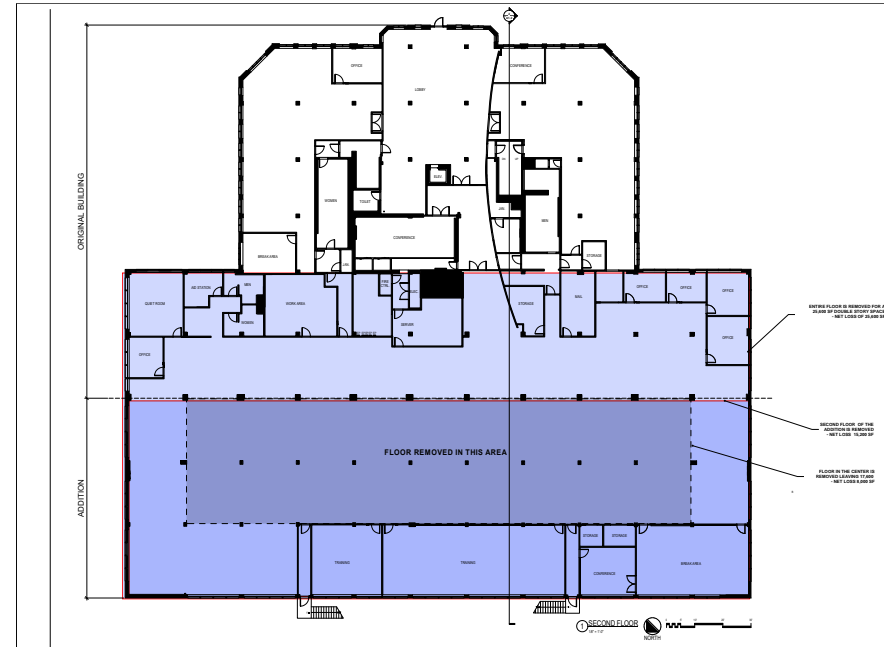
Lease Summary & Floor Plans

The Offering

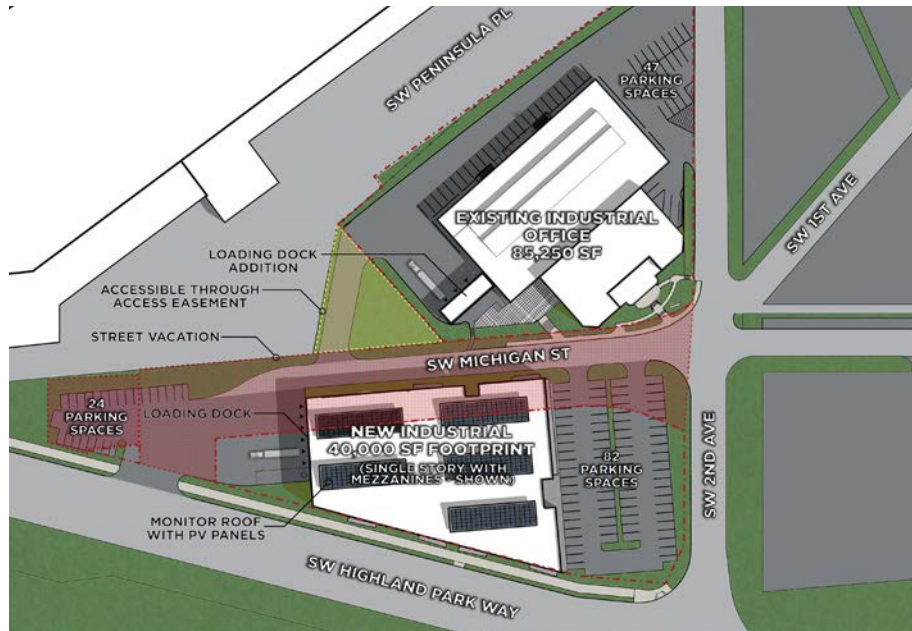
Address 200 SW Michigan St
Seattle, WA

Lease Summary

Occupied SF	47,040
Vacant SF	35,178
Lease Type	NNN
Occupancy	57.21%



Conceptual Future Development





*Exclusively
Listed by*

Thad Mallory, SIOR
Vice Chairman
t 425-362-1410
thad.mallory@nrmk.com

Blake Bentz
Associate Director
t 425-362-1391
blake.bentz@nrmk.com

Josh Satterlee
Associate
t 425-362-1396
josh.satterlee@nrmk.com

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